

TERMS AND CONDITIONS

1. The sale shall be conducted in accordance with section 75.69 of the Wisconsin State Statutes.
2. All bids shall be for the property “As Is, Where Is and Without Conditions”.
3. The sale of property may be subject to conditions imposed by Fond du Lac County in a Condition of Sale which can be obtained from the Fond du Lac County Treasurer’s office.
4. Bidder is required to remit a certified check, cashier’s check or money order for a minimum amount of ten percent (10%) of the bid amount as earnest money. Such monies are to be submitted with the bid form and made payable to: Fond du Lac County Treasurer. **No Personal checks will be accepted.**
5. Fond du Lac County **does not** furnish an abstract or title insurance with this property.
6. The judgment of foreclosure entered by the Court has removed all taxes (including general and special assessments) appearing on the tax rolls on file in the Office of the Fond du Lac County Treasurer prior to the date of the judgment. All taxes, both general and special assessments appearing on the tax roll following the date of this sale, will be the responsibility of the buyer.
7. Bidder shall submit one bid form per envelope. All bid envelopes must be properly marked, sealed and submitted to the Fond du Lac County Treasurer’s Office by the date and time indicated in the Notice of Sale.
 - a) All bids are subject to final acceptance by the Fond du Lac County Finance Committee.
 - b) Pursuant to Wisconsin Statutes, no bid can be considered if the bid is less than the advertised appraised value of the parcel in question.
 - c) Fond du Lac County reserves the right to accept any bid most advantageous to the County pursuant to Wisconsin Statutes s. 75.69(1). Some of the considerations in determining the bid most advantageous to the county consist of the following: dollar amount of respective bids; proposed use of property; whether the land will be subject to real estate taxes; buildability under present zoning code; access or lack of access to the property; dimensions of the parcel and possible use; type of development; costs of providing services and road access as well as potential revenue and real estate taxes under proposed use, etc. Fond du Lac County will consider multiple bids on the basis of individual parcels rather than the total amount bid for two or more parcels. Therefore, if bidder is offering to purchase several parcels bidder must indicate the price for each parcel and also state whether the bid is limited to acceptance of the entire bid (all parcels bid upon) or whether bidder will accept any one of the parcels bid on if successfully bid.
 - d) If two or more identical bids are received for the same parcel, the County Board will determine which bid is more advantageous to the county under the criteria set forth and if each bid is equally advantageous the bid which was received first in the County Treasurer’s Office shall take precedent and may be accepted.
 - e) The money required to accompany the bid will be deposited in an escrow account with Fond du Lac County. Unsuccessful bidders will have the money returned to them within forty-five (45) days of the public opening. Successful bidders will have that money applied towards the total purchase price. Those who do not comply with the requirements of this bid form will forfeit that money to Fond du Lac County.
 - f) Fond du Lac County is not responsible for access to any of the bid properties.
 - g) Successful bidders will be notified in writing by Fond du Lac County of their bid acceptance. The successful bidder must then make arrangements to pay the total cash amount bid to Fond du Lac County

within thirty (30) days of the sending by Fond du Lac County to bidder of the notice of successful bid. Upon payment in full Fond du Lac County will transfer the property to bidder pursuant to the terms of this agreement.